

Asheville City Council
Planning and Economic Development Committee

2:05 p.m. – 3:15 p.m., January 10, 2006
Economic Development Office Conference Room

Minutes

Present: Councilman Jan Davis, Chair; Vice Mayor Holly Jones; Councilwoman Robin Cape. Staff members: Gary Jackson; Scott Shuford; Sam Powers; Ed Vess; Shannon Tuch, Robert Griffin and Mike Vance – Mountain Housing Opportunity

The Planning and Economic Development Committee met on January 10, 2007 at 29 Haywood Street at 2:05 p.m. Chair Jan Davis called the meeting to order.

1. Approval of Minutes

A motion to approve the minutes of the December 13, 2006 Committee meeting was made by Vice Mayor Jones and seconded by Councilwoman Cape. The vote was unanimous.

Chair Davis addressed the committee with regard to the Historic Preservation Overlay District for St. Dunstan's Neighborhood. He stated Mayor Bellamy has asked that the Planning and Economic Committee review the energy requirements and implications. Planning staff will develop a report listing the pros and cons of these requirements.

2. Staff Report – Planning and Economic and Community Development Level III Exemptions and Threshold Adjustments.

Scott Shuford presented the staff report. The report served as a draft ordinance concerning Level III project exemptions and threshold adjustments to the Planning and Economic Development Committee for discussion and direction to staff. The report outlined three policy issues that staff asked for Committee consideration. The three policy issues discussed were, Use of LEED and Healthy Built Certification, Relative scoring of different menu components, and Exemption of certain projects in design review areas. Council Members Cape expressed some concern for an overall larger perspective not just level III. Council Members Jones, Cape, and Davis asked for clarification of the goal sheet and asked for a checklist under the LEED certification.

Scott Shuford accepted direction to further work on the LEED section and will make modifications for review at the February Planning and Economic Development Committee meeting.

3. Updates and Status Reports

UDO Revision Update – There was also a brief review of the Gantt chart for 2007. Scott Shuford explained the goal is continuous update. Attached is the Gantt chart explained by Scott Shuford.



AmendmentSchedule
V2.xls

Salvage Yard Regulation – Gary Jackson and Shannon Tuch discussed compliance concerns with two different businesses in the River District. Businesses in question are Asheville Metal Recycling and Edaco. Discussion about violation and other concerns are complex and are being influenced by City code, a state statute, a model flood ordinance, and other violations regulated by the state. City staff visited the site of Asheville Metal and found three separate violations, one flood and two zoning violations. There were also discussion about the City of Asheville was recently contacted with information regarding a state statute that was adopted in 2000 which prohibits “salvage yards.” A letter was submitted to the Office of Emergency Management to better understand what constitutes a salvage yard. The purpose for clarification was for the City of Asheville to take enforcement action. Business owners and property owners recently received a letter from the City of Asheville outlining options, one of which to pursue an appeal to the Board of Adjustment.

Summary of Proposed Sales Contract between City of Asheville and Mountain Housing Opportunities for the Ralph St and Choctaw Parcel – Ed Vess presented and discussed a summary of the proposed sales contract between the City of Asheville and Mountain Housing Opportunities, Inc. He pointed out the contractual differences were the price and explained the Reservation of Greenway Easement and the Reservation of Utility Easements. He requested approval from the Committee to take the proposal to full council and was granted approval from the Committee.

New Business

5. Public Comment

None

Regular meeting was adjourned at 3:45 p.m.

6. Closed Session